



# BENSALEM TOWNSHIP

Building and Planning Department  
2400 Byberry Road • Bensalem PA 19020  
215-633-3644 • FAX 215-633-3653

**Exhibit Z-4**

## Zoning Hearing Board

**Appeal Number:** \_\_\_\_\_

### Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

**Check applicable item(s):**

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: \_\_\_\_\_
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

**Appellant Name:** Paul Watkins

**Address:** 247 Harding Ave  
Feasterville, Pa 19053

**Phone No.** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_

**Owner's Name:** Home Shift LLC

**Address:** 3347 West End Ave  
Trevoise, Pa

**Phone No.** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_

**Attorney Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Phone No.** \_\_\_\_\_

**Interest of appellant, if not owners (agent, lessee, etc.):**

Owner

**1. Application relates to the following:**

Check items if applicable:

☒

Use

☒

Lot Area

☐

Height

☐

Yards

☒

Existing Building

☒

Proposed Building

☐

Occupancy

☐

Other: (describe)

**2. Brief description of Real Estate affected:**

Tax Parcel Number: 02-004-136

Location: 3347 West End Ave. Trevoise

Lot Size: 50x200 or 10,000sqft

Present Use: One lot and single family dwelling

Proposed Use: Two lots with single family dwellings

Present Zoning Classification: R-2 residential

Present Improvement upon Land: \_\_\_\_\_

Deed recorded at Doylestown in Deed Book 239 Page 652

**3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.**

**4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:**

Date Determination was made: \_\_\_\_\_

Your statement of alleged error of Zoning Administrative Office:

1. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

Sections 232-167(a), 232-167(b) and 232-167(g)

2. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

Seeking a variances for lot size of 5,000sqft when 7,500sqft is required, lot width of 50' when 75' is requirement and allow density of 8.7 dwelling per acre where 5.8 per acre is required.

3. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

The majority of the surrounding lots are 50'x100' as was this lot before as shown on deed, used to be two 50'x100' lots from each street. There is an existing fire damaged home that will be completely rebuilt and the other lot was a overgrown eyesore. It will improve the area by being uniform and will look beautiful with new homes.

4. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

7/15/2016

/ Appellant's or Owner's Signature

Date

**A SIGNED COPY OF THIS APPLICATION IS REQUIRED UPON SUBMISSION OF DOCUMENTS**

Sworn to and subscribed before me this

15 day of July 2016

My commission expires: 10-8-2019

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

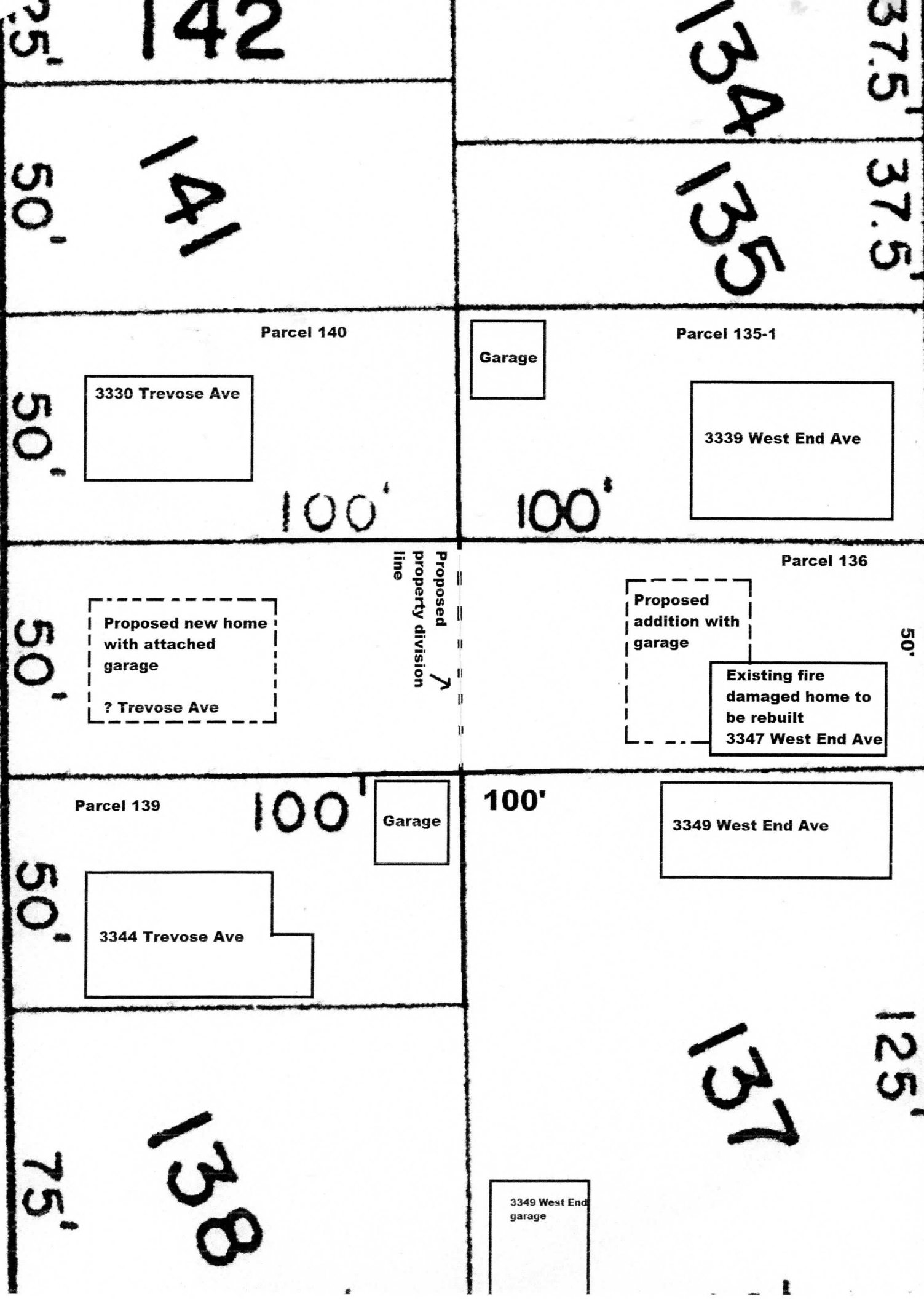
TIMOTHY BURNS, Notary Public  
Bensalem Twp., Bucks County

My Commission Expires October 8, 2019



Trevose Ave

WEST END AVE





# BENSALEM TOWNSHIP

*Building and Planning Department*

Office 215-633-3644 • Fax 215-633-3753

Matthew K. Takita

*Director of Building and Planning*

2400 Byberry Road • Bensalem, PA 19020

July 14, 2016

HOME SHIFT LLC  
3347 WEST END AVE  
TREVOSE, PA 19053

Project:	SINGLE FAMILY DWELLING
Project Address:	3347 WEST END AVE TREVOSE, PA 19053
Tax Parcel:	02-004-136
Property Owner:	AMODIO, NICHOLAS AND SARA
Permit Status:	APPLICATION DENIED

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to the *Code of the Township of Bensalem*, Chapter 232 ZONING. Please be advised the application submitted for the above captioned project has been rejected due to the following reason(s):

1. The parcel is located in an R-2, Residential district.
2. The plan proposes 2 lots of 5,000 sf each which is less than the required 7500 sf.  
[Section 232-167(a)]
3. The proposed lots have a 50 ft width which is less than the required 75 ft.  
[Section 232-167(b)]
4. The proposed density of 8.7 dwelling units per acre is greater than the allowable 5.8 dwelling units per acre. [Section 232-167(g)]

In order to move forward with this project the applicant must obtain variances from the Zoning Hearing Board for items 2, 3 and 4 above.

If successful at the Zoning Hearing Board the applicant must retain a PA Professional Land Surveyor to prepare the subdivision plan.

This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.

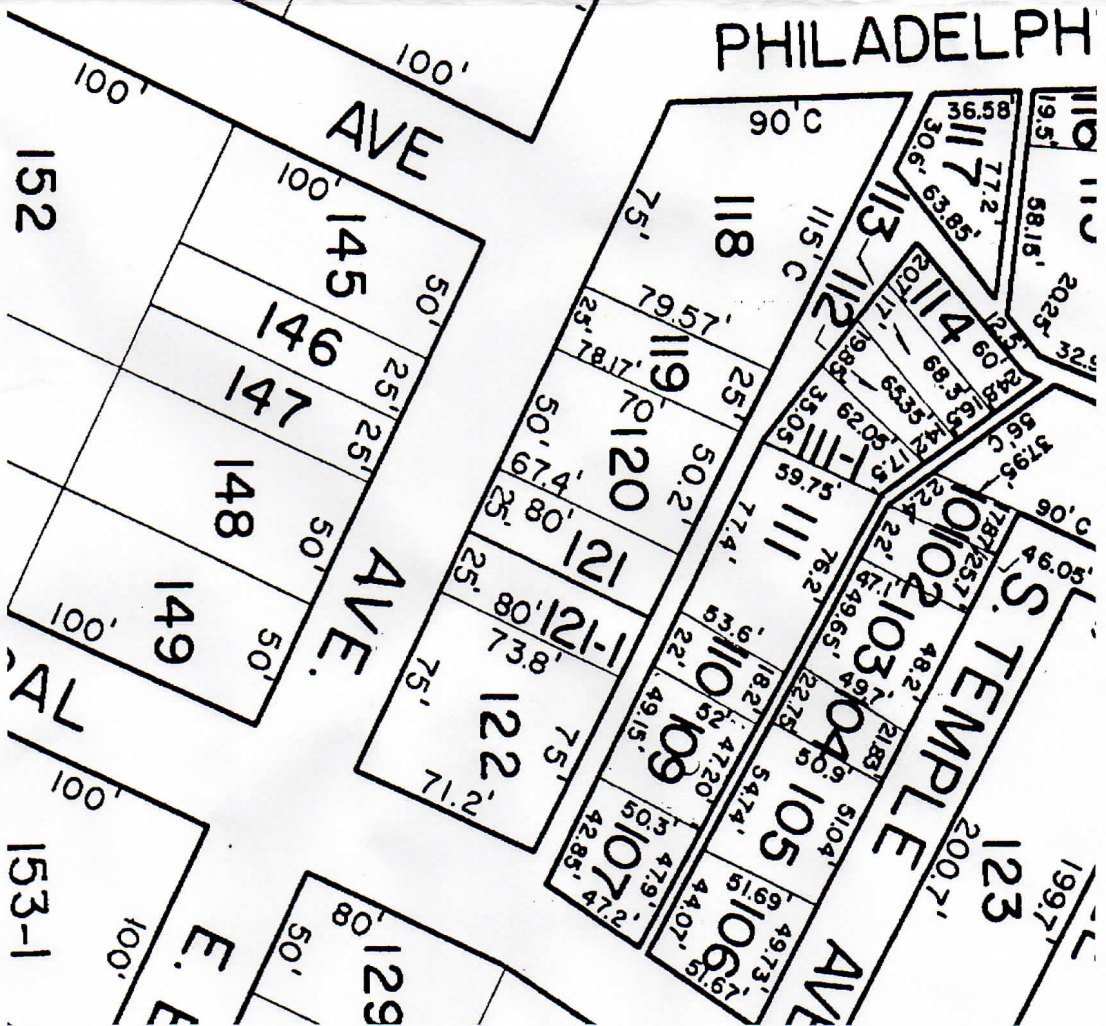
You have the right to appeal this rejection letter. Applications for appeals to the Zoning Hearing Board can be obtained at the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

Harold Gans, P.E. P.L.S  
Township Engineer  
215-633-3652

email address

47-100



3347 West End Ave